WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(34989)

BOOK 10241 PG 522

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy R. Cleary (NAME)	PNC Mortgage Corp. of America (NAME)	142-11-B-11
716 Magnolia Trail (ADDRESS)	440 North Fairway Drive (ADDRESS)	9D-82404
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerome Rosenblum and Fred Yazdian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy R. Cleary and wife, Tamara Cleary

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Plat, Magnolia Place, of record in Plat Book 7900, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jerome Rosenblum and Fred Yazdian by quitclaim deed from Jerome Rosenblum and wife, Brenda Rosenblum of record in Book _____ , Page _____, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Brenda Rosenblum, wife of Jerome Rosenblum, joins in this Warranty Deed only for the purposes of conveying such marital rights, if any, that she may have in and to said property.

Karen Yazdian, wife of Fred Yazdian joins in this Warranty Deed only for the purposes of conveying such marital rights, if any, that she may have in and to said proeprty.

unimproved ( )
This is improved (X) property, known as 716 Magnolia Trail, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of October 19 96

Jerome Rosenblum

Brenda Rosenblum by Jerome Rosenblum as her attorney in fact

Fred Yazdian

Karen Yazdian by Fred Yazdian as her attorney in fact

BOOK 10241 PG 523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jerome Rosenblum and Fred Yazdian

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and office at Nashville, Tennessee this 25th day of October, 1996.

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

96 OCT 30 PM 2:11
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD

102,1310

State of Tennessee
County of Davidson

On this the 25th day of October, 1996, before me personally appeared Jerome Rosenblum to me known to be the person who executed the foregoing instrument in behalf of Brenda Rosenblum as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Brenda Rosenblum.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1996.

Notary Public

My Commission Expires: 7/25/98

State of Tennessee
County of Davidson

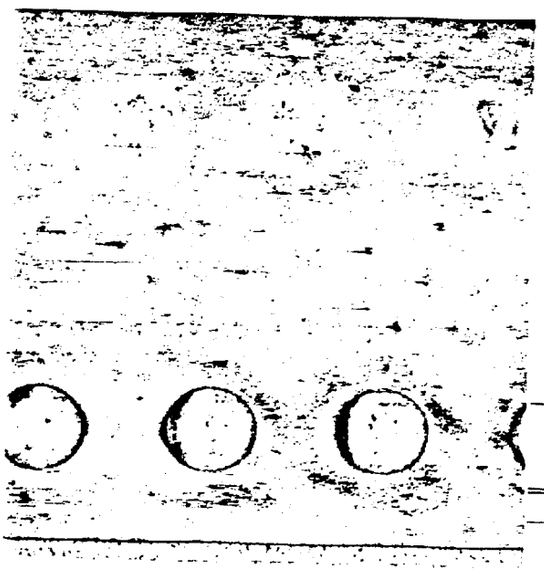
On this the 25th day of October, 1996, before me personally appeared Fred Yazdian to me known to be the person who executed the foregoing instrument in behalf of Karen Yazdian as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Karen Yazdian.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1996.

Notary Public

My Commission Expires: 7/25/98

96 10/30 0002 03CHECK 611.73



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

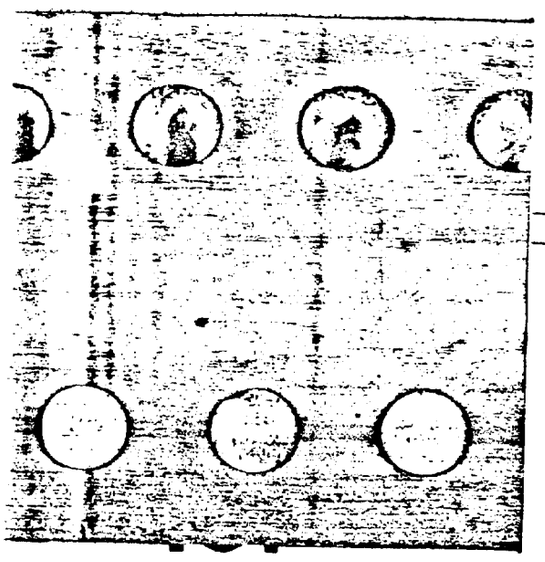
RECEIVED OF _____

FOR _____

BOOK 10241 PG 524

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 162900.00
CON TX 602.73
PRFEE 1.00
WDEED 8.00
TOTAL 611.73
CHECK 611.73

10/30/96 01 09:14 3001 5631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT 30 AM 9:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0241310
IDENTIFICATION REFERENCE

№ 1082579

No. [redacted]